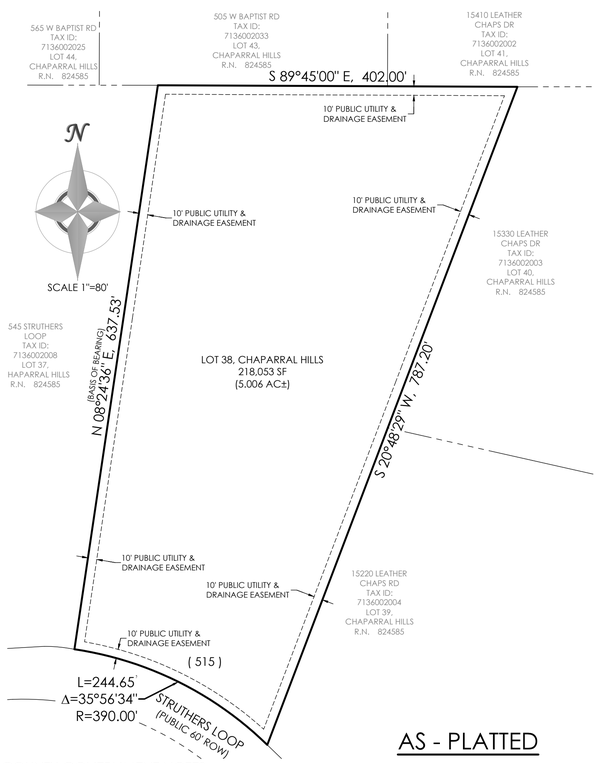
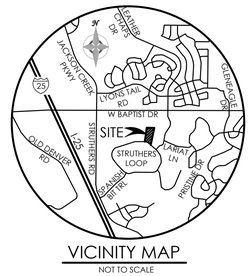
PAIR-A-DISE SUBDIVISION FILING NO. 1

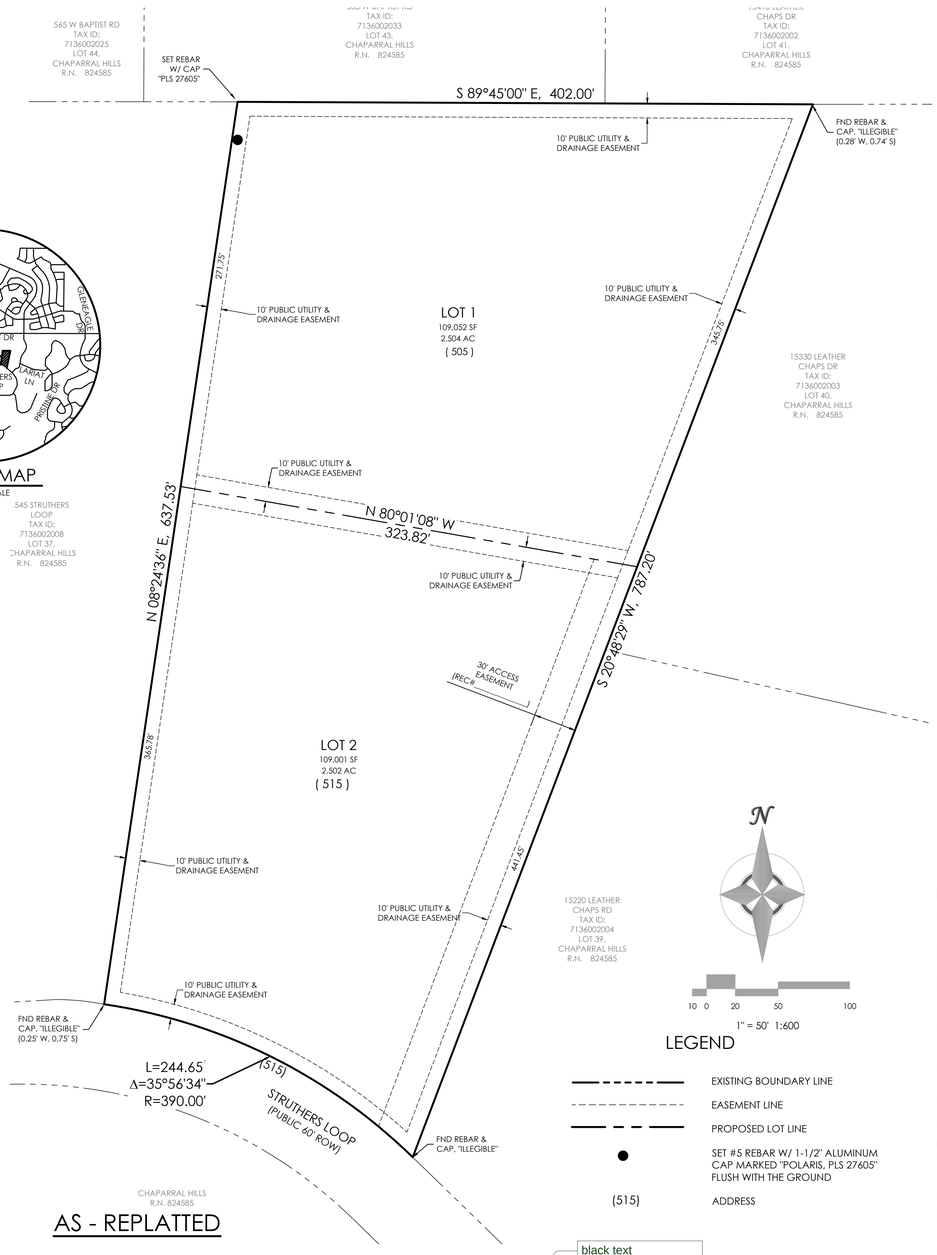
A RE-PLAT OF LOT 38, CHAPARRAL HILLS

NE QUARTER, SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



AS - PLATTED





AS - REPLATTED

LEGEND

- EXISTING BOUNDARY LINE
- EASEMENT LINE
- PROPOSED LOT LINE
- SET #5 REBAR W/ 1-1/2" ALLUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
- (515) ADDRESS

black text

COUNTY GOVERNMENT NOTES

1.) NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY & SOILS REPORT; FIRE PROTECTION REPORT AND WILDFIRE HAZARD REPORT.

2.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED, HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

3.) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

4.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

5.) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

6.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

7.) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS OF THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS. ALTERNATE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY

8.) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.

9.) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND N PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

10.) SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR 515 STRUTHERS LOOP PREPARED BY GEOQUEST, LLC AND DATED 28 JULY 2021. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES CONCLUSIONS AND RECOMMENDATIONS TO ADDRESS THE CONSTRAINTS FOUND TO CONCERN THE LOTS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- FOR SHALLOW UNSUITABLE VERY LOW DENSITY SOILS ON LOTS 1 AND 2, MITIGATION MEASURES INCLUDE: OVER-EXCAVATION AND PLACEMENT OF SUITABLE FILL AT BUILDING LOCATIONS

Add note from CGS comments

11.) LOT AND DENSITY DATA:
GROSS ACREAGE: 5.006 ACRES
TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 2
GROSS DENSITY: 0.4 LOTS PER ACRE
ACREAGE DEDICATED TO PUBLIC STREETS: 0.0 ACRES

12.) DRIVEWAYS: INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE DITCHES/CULVERTS FROM STRUTHERS LOOP PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE WESTCOTT FIRE PROTECTION DISTRICT WITH PROPER TURN ROUNDS.

PLAT NOTE

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS

UNLESS OTHERWISE INDICATED, BOTH SIDES OF ALL INTERIOR SIDE LOT LINES ARE HEREBY PLATTED WITH A 10' PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT AND THE REAR LOT LINES ARE HEREBY PLATTED WITH A 10' PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES

1.) BEARING REFERRED TO HEREIN ARE BASED ON THE WEST LINE OF LOT 38, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK T-2, PAGE 2. AND RECEPTION NO. 824585 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

2.) ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605 AND FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.

3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED UPON TITLE INSURANCE POLICY PREPARED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 21196 WITH EFFECTIVE DATE OF MAY 24, 2021.

4.) FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041CO287 G, DATED DECEMBER 7, 2018, THE PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

5.) LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

6.) PROPERTY IS SUBJECT TO TERMS THEREFORE GRANTED IN DECREE IN THE DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO RECORDED SEPTEMBER 22, 2021 AT RECEPTION NO. 2021CW3010 .

7.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).

8.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

9.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ACCESS EASEMENT AS RECORDED IN RECEPTION NO. _____.

add reception number

KNOW ALL MEN BY THESE PRESENTS

THAT SARAH J. ATWOOD IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
LOT 38, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK T-2 AT PAGE 2 UNDER RECEPTION NUMBER 824585 OF THE RECORDS OF EL PASO COUNTY COLORADO AND CONTAINING 218,053 SF (5.006 ACRES), MORE OR LESS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ATWOOD SUBDIVISION FILING NO. 1". THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

SARAH J. ATWOOD

_____
OWNER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____ AS _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION EXEMPTION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/08/2020. BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID SUBDIVISION EXEMPTION HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY EITHER EXPRESSED NOR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT OF PAIR-A-DISE SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2022. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER. RECEPTION # _____.

_____ _____
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __.M. THIS _____ DAY OF _____, 2022, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER OF RECORD
AT TIME OF PLATTING:

SARAH J. ATWOOD
701 AIRMAN LN
COLORADO SPRINGS, CO 80921
(719) 238-8800

PCD FILE NO.
SF-22-015

REPLAT
PAIR-A-DISE SUBDIVISION FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS
1903 Lelaray Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61155
MVE DRAWING: -PLAT-CS
DATE: JULY 20, 2022
SHEET: 1 OF 1